

**PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903-3902
SEPTEMBER 9, 2008**

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall (25 Dorrance Street) on Tuesday, September 23, 2008 at 5:30 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

Pursuant to Section 906, correspondence has been received requesting a first six-month extension of the following matter:

PITMAN ASSOCIATES, LLC: 64-66 Pitman Street, Lot 14 on the Tax Assessor's Plat 78 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 14, 704.2(C), 705.1 and 705.3 pursuant to Section 200 in the proposed use of the existing building for 5 dwelling units. The existing use of the property (at issue) is 7 apartments under permit no 252 issued on July 24, 2006 and a Zoning Board grant under Resolution No. 254 issued on March 15, 1962,

allowing 4 offices and one apartment. This proposal is in conformance with the parking requirement. R-3 regulations permit 3 residential units; the applicant is requesting a use variance for the additional 2 dwelling units. Further relief is being sought from provisions governing rear yard paving, the minimum aisle width in the parking area, and the entrance & exit requirement at one parking space. The lot in question contains approximately 7,500 square feet of land area.

NEW MATTERS

CAROL N. WILLIAMS: 150 University Avenue, Lot 394 on the Tax Assessor's Plat 39 located in a Residential R-2 Two-Family Zone; to be relieved from Section 704.2 in the proposed creation of two parking spaces at the southeast corner of the aforementioned property. The applicant is requesting a dimensional variance and seeks relief from regulations governing front yard parking areas, whereby the proposed parking area would occupy 39.3 percent of the front yard instead of the permitted 33 percent. The lot in question contains approximately 3,028 square feet of land area.

AZNET ASSOCIATE, LLC: 850-858 Admiral Street, (corner Kentland

Avenue) Lot 168 on the Tax Assessor's Plat 124 located in a Limited Commercial C-1 Zone; to be relieved from Section 303-use code 61.4 in the proposed use of one commercial space within the existing building for a truck and trailer rental office and storage. The applicant proposes to include a business office within the existing laundromat for the rental agency. This request relates to the laundromat space only and the existing parking area in the rear of the building where the trucks and trailers would be stored. There are two additional commercial spaces within the structure that are not related to this request. The applicant seeks a use variance in order to establish the proposed use within this C-1 limited commercial district. The lot in question contains approximately 9,268 square feet of land area.

MILHAUS, LLC: One Sims Avenue (corner Kinsley Avenue), Lot 273 on the Tax Assessor's Plat 27 located in an Industrial M-1 Zone; to be relieved from Section 703.2 in the proposed alteration of the existing manufacturing building to be used for offices, artist studios and a restaurant. The proposed uses are permitted within the M-1 district, the applicant is seeking a dimensional variance from regulations governing the parking requirement; whereby, this proposal requires 47 parking spaces; 30 spaces would be provided. The lot in question contains approximately 32,890 square feet of land area.

EDWARD & VIRGINIA TOMASSO: 110, 114 & 116 Doyle Avenue (corner Camp Street), Lot 137 on the Tax Assessor's Plat 8 located in

a Residential R-2 Two-Family Zone; to be relieved from Section 303-use codes 44 and 56 pursuant to Section 200 in the proposed use of the building for a convenience store, a take-out restaurant, and a real estate office with modular home sales. No change is proposed for the existing three dwelling units. The applicant is requesting a use variance within this R-3 district. The lot in question contains approximately 6,202 square feet of land area.

7:00 P.M.

ANTONIO GIANFRANCESCO: 704, 710 & 712 Admiral Street, (corner Zella Street) Lots 174, 143 & 142 on the Tax Assessor's Plat 118 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 401 and 401.1, (outdoor uses and seating); whereby the applicant proposes to provide 5 seats at the exterior of the existing building being used for a delicatessen and market on Lot 174 (712 Admiral St.). Further, the applicant seeks relief from Section 303-use code 64 to provide parking on lots 142 and 143 (704 & 710 Admiral St.). The applicant seeks a use variance for the outdoor seating and the noncontiguous parking lot. Further, the applicant seeks a dimensional variance and proposes to create a sign in the form of a wall mural on the façade of the structure (Lot 174) facing Zella Street measuring 429.57 square feet. The wall mural sign would result in the maximum amount of signage for Lot 174 exceeding the amount of signage permitted. Lot 174 contains approximately 4,756 square feet of land area, and Lots 142 and 143 together contain approximately 6,897 square feet of land area.

GFM REALTY, LLC: 57 DePasquale Avenue (corner Spruce St.), 61 and 63 DePasquale Avenue, Lots 423, 972 & 424 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone; to be relieved from Sections 603.3 and 607.3 pursuant to Section 200 in the proposed installation of a new wall sign that would measure 8 feet by 30 inches to be attached to the façade of the existing building (façade facing Spruce Street) located on Lot 423 (57 DePasquale Ave.). The proposed sign would identify the hotel located on Lot 424 (63 DePasquale Ave.). The applicant is requesting a use variance; whereby, Section 603.3 considers a sign, which identifies an off-site use, a billboard. The applicant further seeks a dimensional variance; whereby the new sign would result in the maximum amount of signage for Lot 423 exceeding the amount of signage permitted. The lots in question together total approximately 7,773 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE

OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY, (401) 421-7740 EXT. 376